

Will Business Displace Homes in Manhattan Below 59th Street In Next 10 Years?

260,000 Population Decrease in Last Decade Only Beginning of Exodus, Startling Analysis Shows.

Former Residents, "Crowded Out," Are Moving to Brooklyn, the Bronx and Even to New Jersey; "Uptown" Districts Showing Only Population Gains, and These Less Than Downtown Losses.

This is the first of an interesting series of articles on New York prepared for The Evening World by Major Joseph Caccarajo, C.E., D.S., who has made an exhaustive study of conditions in this city. Business, amusements, finance, population are among the subjects to which he will bring a vast array of figures in comparison. The facts he will present every New Yorker should know.

By Major Joseph Caccarajo, C.E., D.S.

THE decrease in population on Manhattan Island below 59th Street during the last ten years was greater than the increase in population in any but three cities in the entire country and exceeded the gain in any one of thirty-six States.

The combined population of the boroughs of Bronx and Richmond in 1900 was not equal to the loss in lower Manhattan in the last decade. Within the lifetime of many men now living the entire population of the old City of New York was less than the loss below Columbus Circle since 1910.

Los Angeles increased 257,125 in ten years, over 21 per cent, and now ranks tenth in the list of American cities. The 1920 census shows 260,000 less population on Manhattan Island south of 59th Street than were living there in 1910. The sovereign State of Nevada, which has lost 50,000 population, may give some idea of the proportions which the exodus from Manhattan has assumed.

Only a few years ago many more New Yorkers took violent exception to the statement that Manhattan would one day be the least populated borough so far as the census figures would show, and that eventually that section of the City of New York, popularly referred to as "Little Old New York," will be comparable to the Old City of London, ruled over by the bewigged and bedazzling Lord Mayor, where less than 20,000 people reside, though the business firms find millions doing business there.

Nearly thirteen years ago, in October, 1908, the writer of this article in an address before real estate men, stated: "The time is fast approaching when Manhattan Island will have reached the limit of its population, in fact as business buildings crowd out the residences on their rapid march uptown, the population will rather decrease than increase. On account of its proximity to the business sections of Manhattan, we may look forward to see Brooklyn within a very few years greatly outnumber Manhattan in population."

This was before the census of 1910 was taken. The results gave Manhattan an increase of nearly half a million over 1900, but the inevitable is come to pass even sooner than was predicted. Manhattan Borough, which showed an increase of nearly half a million between 1900 and 1910, decreased nearly 50,000 between 1910 and 1920.

"The extension of the subway to Harlem, Washington Heights and the Port George sections caused great developments of these territories and provided homes for many residents of Lower Manhattan who were driven north by the march of progress and excessive rents.

"As the territory in Upper Manhattan and the other boroughs, as well as in nearby New Jersey, becomes more densely populated, the demand for additional business buildings to house the workers during business hours becomes more urgent, and as the value of real estate, everything else being equal, rises with the supply and demand, the rents necessary to maintain property in Lower Manhattan will make residence there impossible. The exodus will become a steady stream.

"What may be designated as the 'daylight' population of Manhattan probably exceeds 5,000,000 persons. There are over 2,000,000 out of town people in New York City daily, registered at hotels or visiting in the residential districts. In addition to the resident population, those coming from the other boroughs to the city sections each business day represent 5 per cent. of the entire population of the forty-eight States, crowded for many hours each day into a space of less than twenty-two square miles. As a matter of fact the majority of this immense population may be found during business hours in a territory covering less than eight square miles, between the 42d and 59th Street.

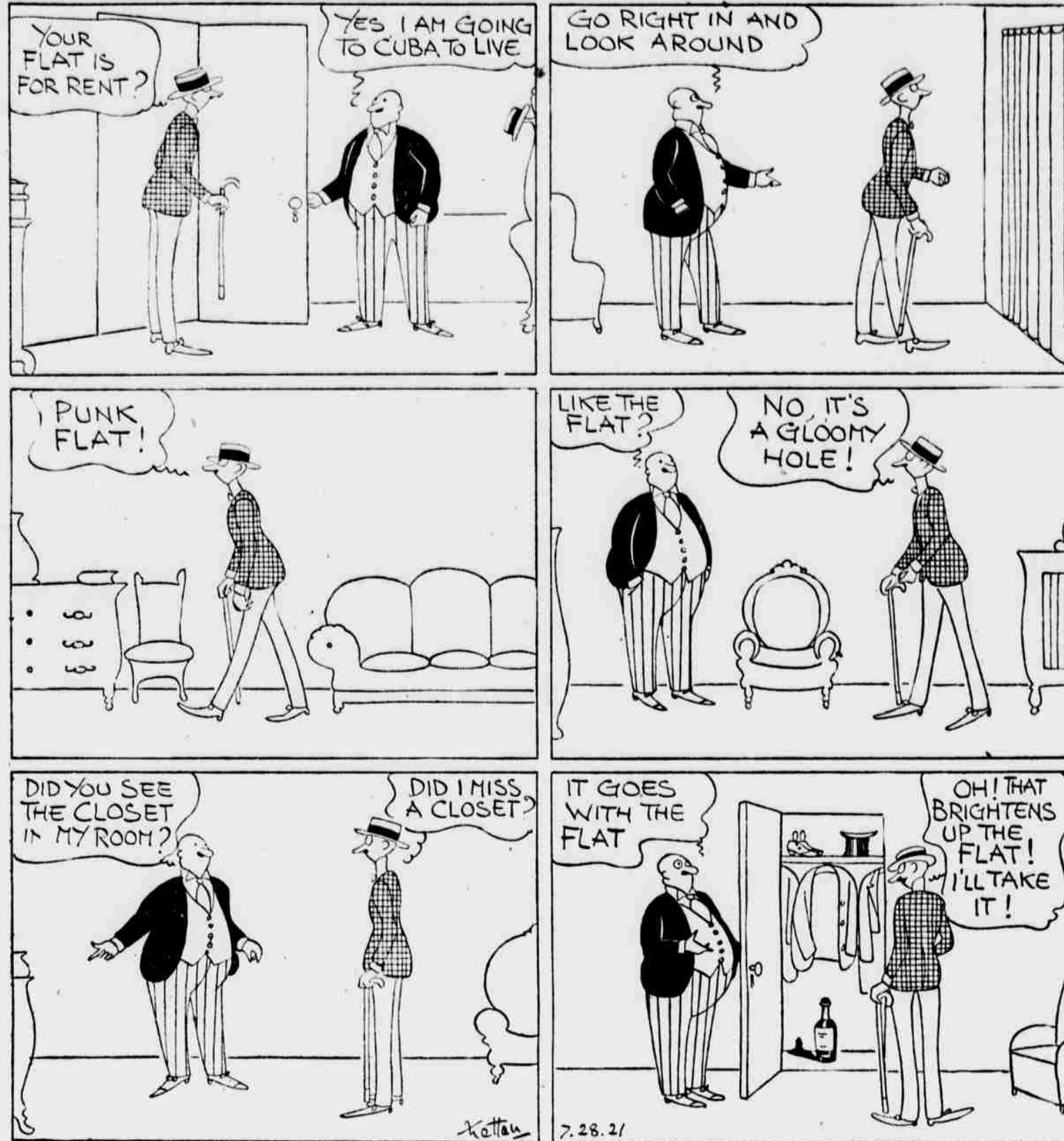
Heartrending delays in the construction of the much needed subway and rapid transit lines which had been built and in operation soon after the census of 1910 taken—the handicaps occasioned by the outbreak of the war in Europe, secondly by the active entrance of the United States into the European conflict—the failure to build residence buildings due to the high cost of building material and scarcity of available labor, have had an important bearing upon the movement of resident population within the city limits. It is a pretty well established axiom that improved transit facilities do not materially increase population in a city like New York; they merely relocate it. If the transit facilities had been further progressed during the early years

DAILY MAGAZINE

Can You Beat It!

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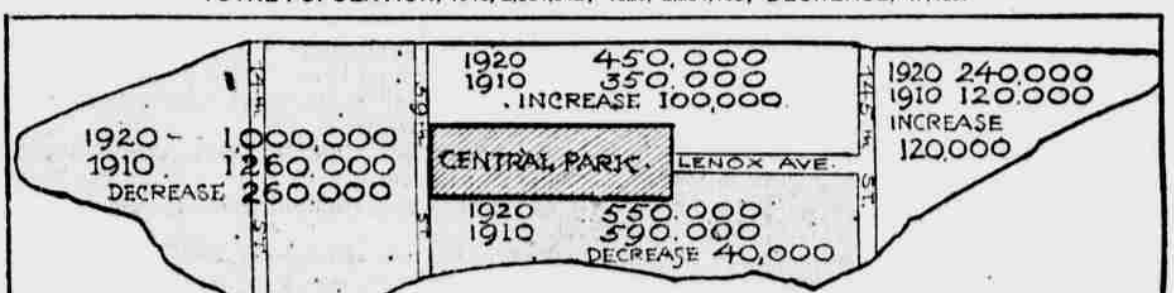
By Maurice Ketten



POPULATION, BOROUGH OF MANHATTAN, CENSUS OF 1920.

Assembly District	Population	Area	Population per Acre
1	137,322	1,204.11	113.62
2	147,115	438	335.88
3	113,098	750	150.79
4	113,099	285	396.84
5	104,166	486	214.33
6	96,105	672	142.87
7	85,486	842	101.53
8	100,542	297	338.50
9	82,044	219	374.63
10	79,891	1,102	72.45
11	79,214	394	200.79
12	121,539	860.28	140.11
13	78,048	482	162.15
14	120,879	437	276.61
15	96,072	1,316.51	72.98
16	108,117	294	367.74
17	80,965	411.41	196.80
18	141,700	823.01	172.16
19	78,052	244	320.27
20	83,150	400.76	207.45
21	78,082	290	269.25
22	74,895	243	308.21
23	88,787	1,024.71	86.65
Total	2,284,103	14,038	162.76

HOW TEN YEARS SHIFTED MANHATTAN'S POPULATION



The Jarr Family

By Roy L. McCardell

"I DON'T know whether it's a buyers' strike or a purchasers' walkout," said Mr. Jarr, looking up from his newspaper, "but I know business is dull all over the country—but then it generally is this time of year. I guess things will be booming along in September. Henry Ford says so."

"Oh, that's all right for him to say, when he's been camping out with President Harding and Mr. Edison and other rich men," ventured Mrs. Jarr. "It would have been nice if they had invited you to go along—but then, they have their friends and we have our friends, and I suppose that makes a difference."

"I can hardly see what that has got to do with my quoting Mr. Ford's optimistic remarks," said Mr. Jarr. "He paid off over ninety millions, or was it seventy million dollars—twenty millions or so difference doesn't matter, of course, so he has cause to be optimistic."

"I should say he has!" Mrs. Jarr retorted. "And old Mr. Rockefeller says he is going to live to be a hundred—that's because he doesn't have to worry like we have to. I'd be optimistic and I'd live that long too if I had plenty of money. And I'd give others advice to be optimistic and thrifty and not to worry also!"

"Well, let us be thrifty and not worry," Mr. Jarr advised. "I believe myself that business is going to be better and we'll have better times."

"What good will it do us?" Mrs. Jarr inquired. "If times are bad we get along till times are better, and then we pay out of the surplus money we get in the good times the debt

The Good Man and the Bad Woman

By Sophie Irene Loeb

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A MAN writes me in answer to an article that appeared in these columns the substance of which was you cannot reform a man by marrying him. He wants to know if I feel the same about women, that you cannot reform a woman by marrying her.

He goes on to explain that he has helped a woman who had been leading "a devil-may-care life" till he "undertook to rescue her from the depths."

He says that she has expressed a desire to live down the past and start anew.

Also, he is in love with her and wants to marry her, his friendship having developed into this state.

His query is to the effect that he might be unwise to marry her because of her past acts.

If this man really loved the woman, he would not ask this question. He would act upon his feeling for her. And if he is hesitating over the matter, the love he thinks he has will not last.

Furthermore, the most terrible mistake he can make in the world is to ask the woman to marry him and not be fully prepared to forget the past forever and ever.

The tragedies of the day are written about the couples who have married and are forever throwing up the past to each other.

This is one of the biggest elements

of unhappiness in the domestic scheme.

At any rate, who is this man that he cannot forget and forgive anything the woman has done?

I venture to say, if the truth were told, he has probably done a thousand times worse.

Why not ask himself the question, no matter what this woman has done in the past, since she shows a desire to do right, "Am I worthy of her?"

Let him look his own past squarely in the face and see what kind of a reflection it gives to him of his own deeds, or rather misdeeds. Just how far will he measure up to this "modern Magdalen"?

It stinks me to death to have men question whether women are good enough for them because somewhere in their early lives they had made mistakes and had gone the so-called wrong path.

But the man who goes along this

same path do not look upon it as wrong at all, and there is where we get a dual standard.

Besides, the big men of to-day, the men who rise to big moments and big actions, never question whether they are worthy of a woman.

They take the chance—the chance that often leads to happiness.

The man who stops to think that he is so much better than a woman and has not the courage to take this chance is a "weak sister," in my humble judgment.

A man who honestly loves a woman will never think of her past mistakes and how they will affect him, but always seek to have her forget them, and to think only of the best of her.

I would reiterate that this man who professes to love this woman and asks the question, "Should I marry her?" has no love for the woman; or if he has, he lacks the stamina of which real men are made.

but cannot have a wedding on account of the recent death of my mother. Don't you think we ought to be married before I leave for my trip?"

"M. L. G."

"I think it would be rather strange for you to marry and then take a trip like that alone. Unless your bridegroom can afford to go with you I should advise you to take your trip first and wed when you return."

"Dear Miss Vincent: Would like to know if it is customary for a young man to present a gift to a young girl who is about to take a trip. If so, would you please suggest something appropriate?"

"IN DOUBT."

Yes, indeed, it is proper, provided you use good taste. A carefully selected bouquet, a choice box of chocolates or bonbons, a basket of fruit, a box of writing paper, with the suggestion that she write to you during the trip, like that alone, I think, would be a great deal. I know all the modern dances and I am certain he likes me, for he has told me so many times. Could you tell me what to do? Y. L. L."

"Perhaps he likes you too well to dance with you! But seriously, I should advise you to speak to him about this. Tell him you would much prefer him for a partner."

Group Exercises for Summer Health

Specially Arranged by Doris Doscher

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No. 5—SWAYING BALANCE STEP WITH UPWARD STRETCH.

ONE! Clasp hands over head. Cross feet and rise on toes.

TWO! Sway the body toward the right from the waist.

THREE! Sway the body toward the left from the waist.

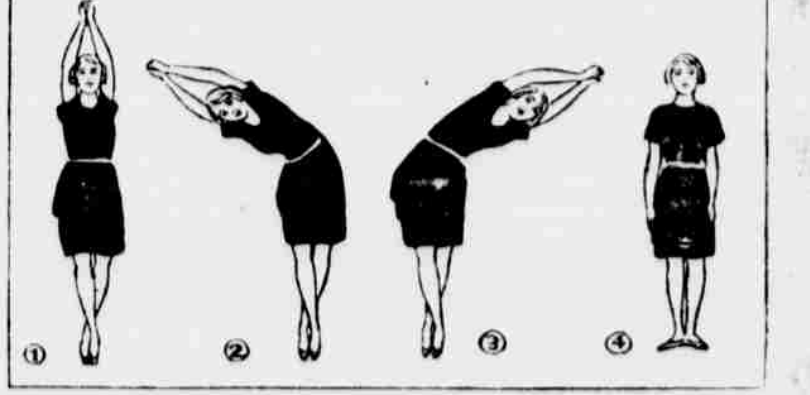
FOUR. Unclasp feet. Heels together. Hands at side.

This upward movement of the arms, by raising the centre of gravity, increases the difficulty of maintaining the equilibrium, especially on so narrow a base.

To-day's group lesson will be bound to afford you a great amount of merit as well as a great benefit.

In the illustration the exercise looks very easy, but when you start to perform the exercise you will find that it is difficult, doubly so because you must stand on your toes with your feet crossed.

The upward stretch of the arms increases the difficulty of maintaining your balance; then the bend-



ing from side to side is the severest test of all. Line up. Number off your group. Have the even numbers sway in the opposite direction to the odd numbers, to give variety.

Balance and poise are the foundations of grace so I know you will all be interested in this lesson. There is no better way to gain a fine carriage of the body or a graceful walk than by learning how to balance the weight of the body. The first attempts may be ludicrous, but this exercise required will do much to give you the elasticity of step which you need in the athlete or dancer.

Another exercise will be given Saturday.